



Town of Arlington, Massachusetts
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PTBC Agenda 10/29/2008

Subject: Permanent Town Building Committee

Location/Time/Date: Town Hall Annex – First Floor, Tuesday, 21 October 2008 at 7:30pm

Participants:

Ron Spangler (Ron_Spangler@verizon.net)
Mark Miano, Facilities Manager (mmiano@town.arlington.ma.us)
Sue Mazzarella (smazzarella@arlington.k12.ma.us)
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Charles Stretton (chstretton@aol.com)
Suzanne Robinson (Suzanne@greenroundtable.org)

Proposed Agenda

Permanent Town Building Committee Meeting

1. Central and Highland Fire Station Program Review – Chief Jefferson
2. Central and Highland Fire Station OPM Status – Mr. Cole
3. LEED (Leadership in Energy and Environmental Design) Presentation – Ms. Robinson
4. Other Business

John W. Cole, Chair

Arlington Fire Department

Town of Arlington

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Robert J Jefferson

Chief of Department

Memo to: John Cole, Arlington PTBC

From: Robert Jefferson, Chief of Department

Date: September 29, 2008

Subject: Renovations to HQ and Highland stations

Per your request, I submit the following report in regards to the renovations of both Fire HQ and the Highland Fire station:

The Town Meeting and the Capital Planning committee have approved approx. \$500,000 to start the design phase of the renovation of Fire HQ located in Arlington center. The anticipated date of start of renovations will be July 2010. As the Town prepares to hire a project manager and an architect they need to consider the overall rehabilitation of both Fire stations. Issues such as relocations of apparatus and temporary structures and housing need to be considered. Let me first list my vision of the rehab of the HQ building and then I will suggest ancillary measures to help smooth the construction process and hopefully have some cost savings.

The entire building infrastructure from the roof down to the basement needs a complete overhaul. The roof currently leaks in no less than 10 spots causing extensive inside damage to walls, ceiling, and support beams. The outside masonry from the top parapets to the foundation is deteriorating. All electrical and plumbing is outdated and needs update and replacement. Windows and door are all inefficient and need to be replaced. Cosmetically the inside and outside are both in dire need of repair. The building needs to be evaluated and rated to withstand the weight of all fire apparatus to be housed there.

The building needs to be retrofit for handicap accessibility to the second floor, possible using the hose tower as an elevator shaft. The building needs to accommodate between 8-12 fire line personnel 24 hours a day, considering facilities for male and female firefighters. There needs to be offices for fire staff between 4-6 persons. The apparatus floor needs to have sufficient space for the response of 5-6 emergency vehicles. The basement needs to possibly have room for emergency management vehicles as well as offices and facilities for this group. The need for the basement configuration may change if we can build new facilities at the Highland for the emergency management group.

The Town needs consideration given to any "green" initiatives while remodeling the building. The possible use of solar energy, wind turbines or geothermal energy should be investigated and implemented when feasible.

There needs to be a cooperative effort and involvement with the PTBC, the Historical Commission, the Capital Planning Committee and all other interested parties.

Another area that needs to be addressed is the temporary relocation of the current crews at HQ. The FD will keep one Engine Company and its three-man crew down in the HQ area, possibly setting up a housing trailer and a Quonset hut in the Mass Ave parking lot. The remainder of the personnel and apparatus should be relocated to the Highland station. The problem here is that some of that apparatus will not fit into the Highland doors and we would need to reconfigure those doors as part of the anticipated Highland renovations starting in July 2012. The other solution will be to house the personnel in the Highland station and construct another Quonset hut in the rear yard. If we could do some renovations to the Highland as part of the relocation, I believe we could save money overall.

The bottom line is that both buildings need to be gutted right down to the frame and rebuilt. If we can incorporate a plan for both buildings I believe it will save money as well make the whole process more efficient. We should learn from our Park Circle station and use that knowledge as we move forward.

I look forward to meeting with your committee and explaining any of these thoughts, which I believe, is just the start of many more. If you have any questions, please do not hesitate to contact me. Thank you for your time and consideration in these matters.